



GRASSROOTS

REALTY GROUP

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**63 Cougartown Close SW
Calgary, Alberta**

MLS # A2320648



\$770,000

Division:	Cougar Ridge		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,081 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Interior Lot, Level, No Back Lane, Private, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)

Inclusions: N/A

Proudly held by its original owner and making its market debut for the very first time, this thoughtfully designed two-story home is tucked into a peaceful corner of Cougar Ridge, where large yards draw families, the community pathway is steps away, and a neighbourhood sports field and playground are an easy walk down the block. The main floor is laid out for both real family life and easy entertaining, with a dedicated laundry room, half bath, and a generous flex room ideal as a dedicated home office or formal dining room. The kitchen anchors the main level with stainless steel appliances, granite countertops, and a large island overlooking the family room and backyard, so you're always part of the action. Original hardwood floors across the main living areas reflect the pride of ownership since day one. Upstairs, a versatile bonus room offers flexible space for a playroom, media room, or homework hub. The three bedrooms include a primary with a walk-in closet and a five-piece ensuite featuring dual sinks and a soaker tub. A full family bath serves the additional bedrooms. The expansive unfinished basement, with bathroom rough-in already in place, is a blank canvas ready for a home theatre, gym, and additional bedroom. Outside, the generous, fully fenced backyard features a deck with gas BBQ hookup and a stone patio, ideal for summer entertaining and outdoor play. With easy access to sought-after schools, including Webber Academy and Calgary French & International School, and quick connections via Bow Trail to downtown and Stoney Trail to the mountains and the rest of the city, this home has never been available before and is worth every bit of the wait.